

LA PALOMA EXECUTIVE PLAZA
4420 N. SADDLEBAG TRAIL
SCOTTSDALE, AZ

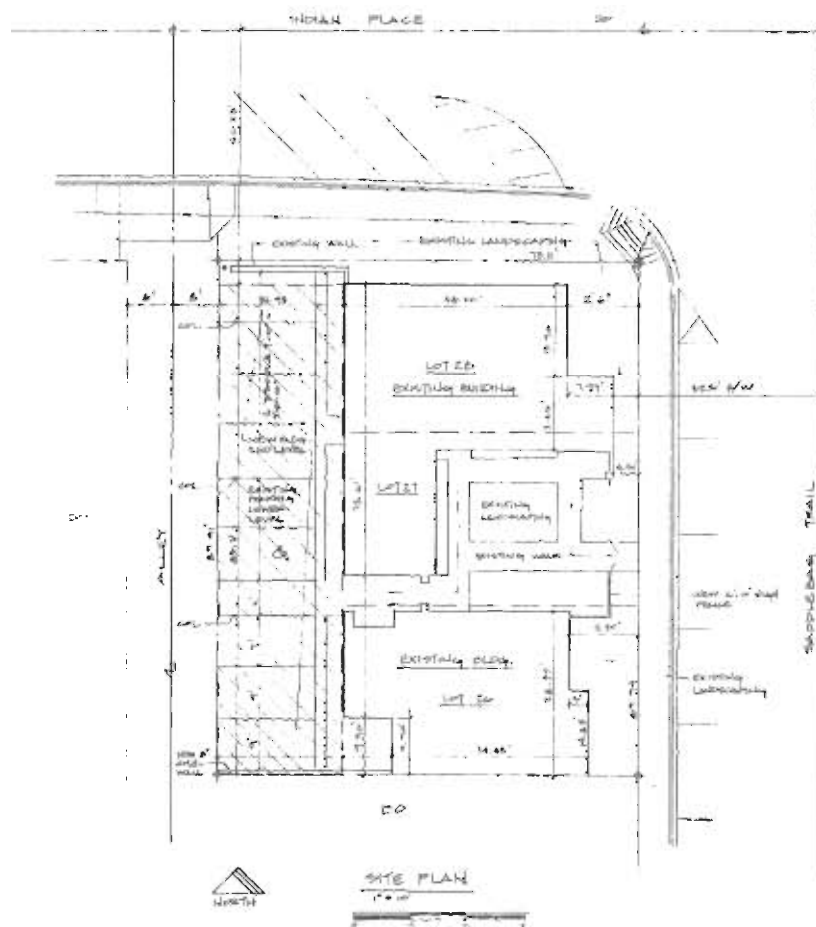
5-DR-2005
01/20/05

PROJECT NARRATIVE

THIS SITE HAS AN EXISTING TWO STORY BUILDING. OUR INTENT IS TO DEVELOP THE AIR SPACE ABOVE THE EXISTING PARKING AREA ON THE WEST SIDE OF THE BUILDING. THE LOWER LEVEL OF THE BUILDING IS CONSTRUCTED OF TEXTURED FLUTED MASONRY, WHILE THE UPPER LEVEL IS STUCCO.

WE ARE ADDING A SECURITY FENCE AND GATE TO THE FRONT OF THE PROPERTY TO DISCOURAGE THE LATE NIGHT TRESPASSING, THAT NOW OCCURS ON THE SITE. THE PROFILE OF THE PAINTED METAL FENCE IS DESIGNED TO MATCH THE SOFT STUCCO ARCHES THAT FORM THE TOPS OF THE BUILDING'S FENESTRATION. WE ARE ALSO REPLACING THE HANDRAIL AT THE SECOND FLOOR. THE HANDRAIL DESIGN WILL REPLICATE THE DESIGN OF THE SECURITY FENCE, AS WELL AS PROVIDING A MORE OPEN FEELING AT THE SECOND FLOOR WALKWAY.

THE SECOND STORY ADDITION WILL BE STUCCO AND WILL REPEAT THE BUILDING DESIGN, WITH THE ARCHED FENESTRATION TO THE NORTH, AND THE FLAT ARCH TO THE WEST. THE LANDSCAPING WILL REMAIN AS IS.



PROJECT DATA
 ADDRESS: 4422 N. RIVERVIEW TRAIL,
 CHANDLER, P.O. BOX 130,
 156, 85226
 (OWNER) TROOP 100 RIDERS
 THE CLAYTON FORD CENTER
 600 E. IRIDIAN AVE. (N. RIVER)
 SUITE 200
 BUCKEYELAKE, ARIZONA
 85201
 LOCAL DESCRIPTION
 400' BY 20' 1/2' CONCRETIZED PLAZA ADJACENT TO 100' BY 100' LOT OF MAPS.
 111' BY 111' RECTANGLE OF NARRAGANSETT COUNTY, ARIZONA.
 BUILDING ATTACHED
 FRONT EXISTING
 CORNER EXISTING
 REAR 8'
 BUILDING HEIGHT ALLOWED 50' BUT
 BUILDING HEIGHT PROVIDED 54' FT
 TOTAL LOT AREA: 14,714 S.F.
 NET LOT AREA: 5,366 S.F.
 GROSS FLOOR AREA ALLOWED 15,644 S.F. 4,545 S.F. 5,366 S.F.
 GROSS FLOOR AREA PROVIDED 14,714 S.F. 4,545 S.F.
 TOTAL: 4,421 S.F.

T.A.S. 30%
 PARKING REQUIRED 9 EXISTING
 PARKING PROVIDED 10 EXISTING + 1,000 S.F. 1000 S.F.
 HANDICAP SPACES PROVIDED 4
 PARKING LOT LANDSCAPING REQUIRED EXISTING

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DESIGN COALITION
737 W. WHY WORRY LANE
PHOENIX, ARIZONA
602-395-9580



NORTH/SOUTH SECTION
1/8" = 1'-0"



EAST/WEST SECTION
1/8" = 1'-0"

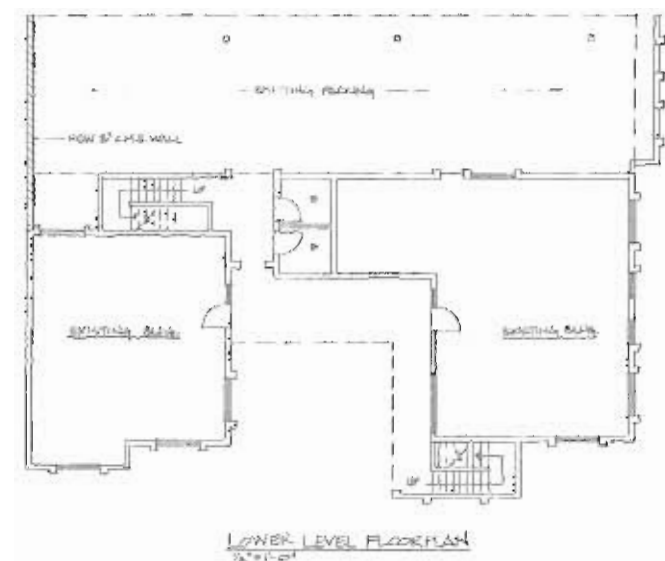
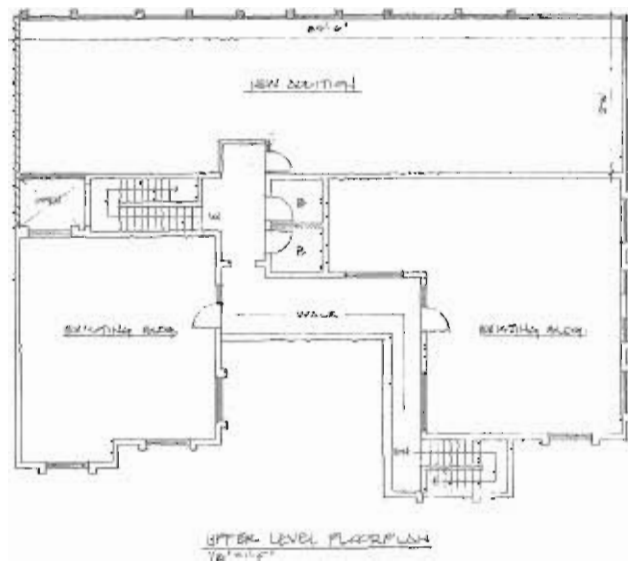
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BUILDING VOLUME
EXISTING BUILDING 4,000 S.F. X 10.7' = 42,700 S.F.
NEW ADDITION 1,000 S.F. X 10.7' = 10,700 S.F.
TOTAL VOLUME 53,400 S.F.

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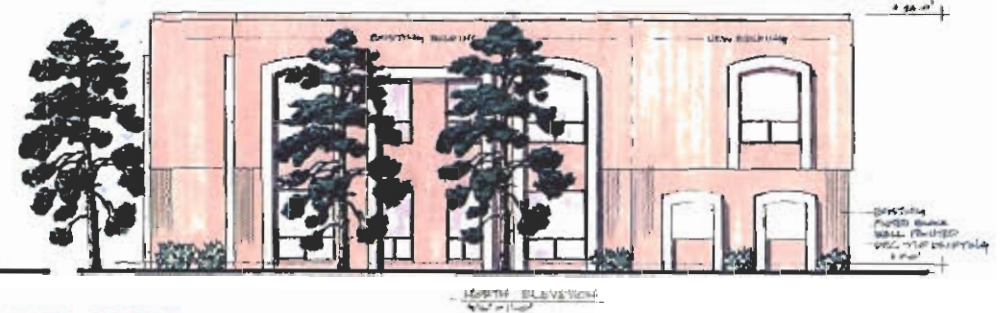
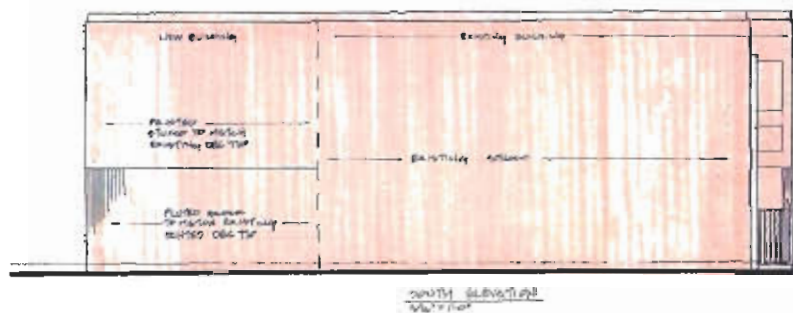
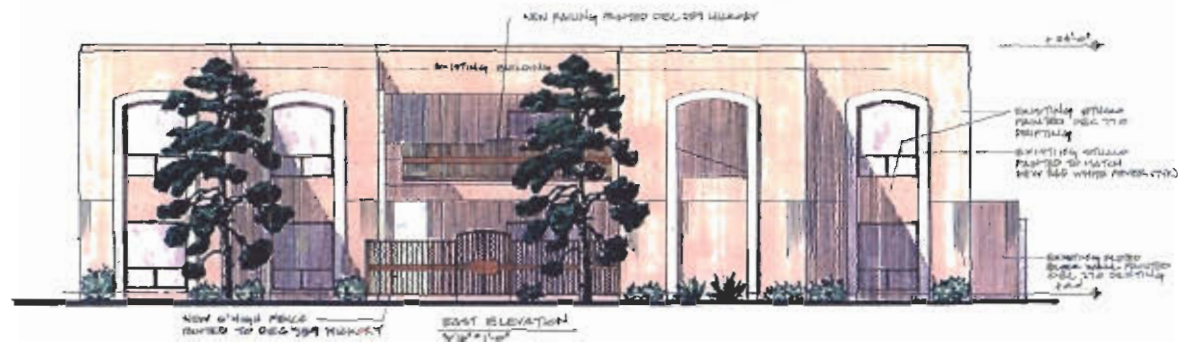


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